

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON THURSDAY 4 SEPTEMBER 2008**

PRESENT

Councillor Mrs Knight

Councillors Cameron, Mrs Cruse** Hazelton, Howells, Parker,
Miers, Terry*, Walters, Way

Mrs R Tranter – Assistant Clerk

*Councillor Terry arrived at 7.50pm

** Councillor Mrs Cruse arrived at 7.55pm

APOLOGIES

Councillors Mrs Lord, Mrs Mason

DECLARATIONS OF INTEREST

In addition to individual declarations of interest, any District Councillors present will be invited to make the following declaration –

Councillor Walters

- Personal interest in Planning Application 08/P/1749/F
111 High Street, Portishead
Remove windows to lounge and bedroom and replace with French doors, one with Juliet balcony and one with external fire escape
Reason – Acquainted with applicant.

Declaration by members who serve on both the Town and District Council

Councillor Mrs Knight stated that any views she expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. She would be exercising her rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

There were no members of the public present.

SECTION 1 – TO BE CONSIDERED BY PLANNING COMMITTEE

PLANNING APPLICATIONS

08/P/1691/F 3 QUEENS WAY, PORTISHEAD

Erection of 2 no dwellings with integral garages following demolition of existing dwelling

The Committee noted that the bungalow had already been demolished and the site cleared ready for development. Six objections were logged on the North Somerset Council's website, with their main objections as follows –

- increased vehicular movements over Queens Way,
- the height of the proposed properties, and
- sub-standard junction from Queens Way on to Hillcrest Road.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposed development will add to the vehicular use of the steeply graded lane, which is a PROW and which has very poor visibility at its junction to the public highway.
- The development will be unduly obtrusive on the street scene and detrimental to the visual amenity.
- Over-development of the site.

The Committee would also draw North Somerset Council's attention to the damage already caused to the PROW by the applicant's site traffic. This should be re-instated by the developer.

08/P/1749/F 111 HIGH STREET, PORTISHEAD

Remove windows to lounge and bedroom and replace with French doors, one with Juliet balcony and one with external fire escape

Members noted that part of the application which refers to replacement windows and Juliet balcony is retrospective. The main concern with the application is the proposed installation of an external fire escape, which it is understood is not required by Building Control. Two objections from neighbours had been received. Members discussed the unusual layout of the properties and their respective access.

Councillor Terry joined the meeting at 7.50pm.

RECOMMENDATION

Object to the planning application on the following grounds –

- The design of the staircase as proposed blocks access to the neighbouring property and is detrimental to their amenity.

Councillor Cruse joined the meeting at 7.55pm.

08/P/1826/F 22 GALINGALE WAY, PORTISHEAD

Erection of a front boundary (Retrospective)

The Committee discussed the exact location of the property and the picket fence which is already in place. Members were not happy with the wooden fence which was out of keeping with other metal fences close by.

RECOMMENDATION

Object to the planning application because of the nature of the material used. Had the railings been metal, similar to those adjacent, there would not be an objection.

OTHER PLANNING MATTERS

TREE APPLICATION ADMINISTRATION

The Committee noted that the Tree Officer would be on holiday from the 24 September until 10 January 2009. Following a discussion on how best to deal with Tree Applications in his absence it was

RECOMMENDED that

Core Ward Councillors arrange to have tree applications inspected by a Ward Councillor and report back to the Assistant Clerk. If further advice is required contact could be made with Peter Burden.

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Chairman of Planning under delegated powers were noted.

There being no further business the meeting closed at 8.10pm.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1595/F	8 Glebe Road Portishead	Erect double glazed conservatory	No objections – subject to no objections from neighbours.
08/P/1616/F	6 Parsonage Court Portishead	Retrospective application for the erection of a rear conservatory	No objections – subject to no objections from neighbours.
08/P/1619/F	93 Eastcliff Portishead	Proposed installation of an amateur antenna to the rear of property	No objections – subject to no objections from neighbours.
08/P/1656/F	Lake Cottage Lake Road Portishead	Erection of a two storey rear extension and a front porch	No objections – subject to no valid objections from neighbours.
08/P/1664/F	24 Halliwell Road Portishead	Remove garage roof, build up walls and install conservatory	No objections – subject to no valid objections from neighbours.
08/P/1669/RG3	Avon Way Hall Avon Way Portishead	Replacement of external doors and windows, rain water pipes and gutters, including fascias and verge boards. Additional works include the provision of accessible toilet and complete electrical re-wire	No objections – subject to no valid objections from neighbours.
08/P/1672/F	1 Blacknore Point Portishead	Erection of a single storey rear extension and rear conservatory	No objections – subject to no valid objections from neighbours.
08/P/1709/F	22 Leigh View Road Portishead	Erection of a two storey side extension and a single rear extension	No objections – subject to no valid objections from neighbours.
08/P/1734/F	87 Heron Gardens Portishead	Erection of a rear conservatory	No objections – subject to no valid objections from neighbours.

08/P/1775/F	Site adjacent to Wyndham Way Portishead	Erection of 13 dwellings	No comment.
08/P/1788/F	Sugar Loaf House Ashdown Road Portishead	Erection of a two storey extension	No objections – subject to no valid objections from neighbours.
08/P/1791/F	Public Open Space Ashlands Portishead	Soft landscaping of POS in the northern area (near POS 8) including resin bound footpaths, 600mm high timber fence	No objections but would comment that the fence around the play equipment should be dog proof.

**WORKS TO TREES PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN
INCONJUNCTION WITH THE TREE WARDEN**

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
08/P/1577/F	36 St Peter's Road Portishead	<ul style="list-style-type: none"> • Beech x 1 - Fell 	<p>This tree is one of the largest and probably oldest in the town and is therefore of particular importance. It is some 2 metres in diameter at the base and around 20m - 30m in height. It is probably in excess of 200 years old. It has two trunks which have actually joined in a number of places with linking limbs. The secondary trunk leans away from the house and towards the Rectory Gardens, as does a significant number of subsidiary limbs.</p> <p>It used to be part of the church grounds but now lies in a garden of a house in St Peters Road adjoining the rectory gardens. Recently the Rectory gardens have been developed and the new houses lie around 20m from the tree. Concern from a resident of one of these</p>

			<p>houses lead to investigations by the applicant who has been advised that the tree is substantially hollow at the base and is also suffering die-back of a number of the peripheral branches. The applicant has been advised to fell the tree and leave a 2-3 metre stump to provide deadwood habitat.</p> <p>The tree is clearly suffering stress as indicated by the die back however the hollowing of the trunk is a natural phenomenon which can actually help to strengthen a tree as it ages by allowing it more twisting flexibility and therefore able to withstand higher winds.</p> <p><i>(http://www.thetree.org.uk/BritishTrees/beechn.htm Ancient Beech trees, as well as pollarded Beeches have a tendency to grow hollow, which is a bonus for local wildlife. Surprisingly, this does not seem to affect the structural strength of the trunk and may even add to it. After the great storm of 1987, 800 known hollow trees were checked by a dedicated treelover and none of them had blown over (Channel 4 Tree Spirit programme)).</i></p> <p>Should the tree fall it would fall towards the new properties in Rectory gardens. If these houses had not been developed then the aging tree would not present a threat and it could be allowed to grow old gracefully and provide wildlife and landscape benefits for many more years.</p> <p>The ideal solution would be to lighten the tree and make</p>
--	--	--	--

			<p>it less prone to falling by removing the limbs and branches that lean towards the new houses. Some crown reduction and thinning could also take place. Beech trees have traditionally been pollarded so it should be possible to carry out some major work to the tree which will make it safe and extend its useful and beneficial life.</p> <p>Given the importance of this tree I would advise that the District Council are asked to provide a full report regarding the condition of the tree and the options available in addition to the drastic one of felling.</p> <p>I also think that a note should go to the planning department expressing concern that the planning consent granted for the Rectory gardens may well shorten the life of this important tree by many years and asking that space is allowed around significant and important trees like this one when developments are planned so that they can be allowed to live out their full life expectancy.</p> <p>RECOMMENDATION: Object to felling at this stage and seek full report with options from the District Council before our final comment is made.</p>
08/P/1677/TPO	71 Brock End Portishead	<ul style="list-style-type: none"> Ash x 1 – Remove excessive overhang of lower branches 	<p>This is a very large mature tree and appears to be healthy and in good condition. It is in the rear of a medium sized garden and overhangs two neighbouring gardens.</p> <p>The tree would benefit from some modest reshaping to</p>

			<p>even up the growth and raising the canopy to 3.5 metres would enhance the gardens.</p> <p>RECOMMENDATION No objections.</p>
--	--	--	---

OTHER PLANNING MATTERS

PLANNING APPEALS

08/P/0846/O 176 HIGH STREET, PORTISHEAD

Outline application for the demolition of buildings and redevelopment of site for residential purposes, including conversion of existing barn and creation of vehicular access (appearance, landscaping, layout and scale all reserved for subsequent approval)

Notification has been received of Appeals to the Planning Inspectorate acting on behalf of the Office of the Deputy Prime Minister, against the decisions of North Somerset Council to refuse planning permission for the applications above. Copies of the appeal decision have been requested.